

**Summary of the Minutes
January 6, 2014 Regular Meeting
City of Binghamton Planning Commission
City Council Chambers, City Hall**

CALL TO ORDER

Chairman Corcoran called the meeting to order at 5:18 pm.

ROLL CALL

Present: Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Z. Staff

Absent: Ayres

Vacant: 1

Staff Present: H.P. L'Orange, T. Martinez, L. McCullen, B. Seachrist

APPROVAL OF SUMMARY OF THE MINUTES

Motion to approve the Summary of the Minutes from the December 2, 2013 regularly scheduled Planning Commission meeting.

Moved by Pompei, seconded by O'Loughlin

Motion carried (6-0-1)

Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei

Nays: None

Absent: Ayres

Abstained: Z. Staff

ELECTION OF NEW CHAIRPERSON & VICE-CHAIRPERSON

Motion to nominate Nicholas Corcoran as chair

Moved by O'Loughlin, seconded by Emilio

Motion carried (6-0-1)

Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Staff

Nays: None

Absent: Ayres

Abstained: Corcoran

Motion to nominate Michelle O'Loughlin as chair

Moved by Corcoran, seconded by Pompei

Motion carried (6-0-1)

Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Staff

Nays: None
Absent: Ayres
Abstained: O'Loughlin

Motion to elect Nicholas Corcoran as chair

Moved by O'Loughlin, seconded by Emilio

Motion carried (6-0-1)

Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Staff

Nays: None

Absent: Ayres

Abstained: Corcoran

Motion to nominate Michelle O'Loughlin to vice-chair

Moved by Corcoran, seconded by

Motion carried (6-0-1)

Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Staff

Nays: None

Absent: Ayres

Abstained: O'Loughlin

Motion to elect Michelle O'Loughlin to vice-chair

Moved by Corcoran, seconded by

Motion carried (6-0-1)

Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Staff

Nays: None

Absent: Ayres

Abstained: O'Loughlin

PUBLIC HEARINGS

439 COURT STREET (2013-63)

Chris Stasny of Griffith's Engineering appeared to provide information on the proposed project to demolish 4 existing structures and construct a one story commercial building containing a drive through restaurant and a limited service restaurant.

Chairman Corcoran opened the public hearing. No one spoke in favor of, or in opposition to, the proposal. A letter was received from Don Hodgson from 5 Riverside Street raising questions about the proposal. No letters were received in favor or opposed to the proposal.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Pompei, seconded by O'Loughlin

Motion carried (7-0-0)

Ayes: Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to approve the site plan

Moved by Pompei, seconded by Mark Bowers

Motion carried (7-0-0)

Ayes: Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

SEQR DETERMINATIONS

25 CHENANGO STREET (2013-62)

Sarah Campbell appeared to provide information on an application for a Series A Site Plan & Special Use Permit to convert a vacant commercial building into a multi-family residential building containing 5 units and a total of 38 bedrooms.

Motion to declare the proposed action an Unlisted Action for State Environmental Quality Review.

Moved by Z. Staff, seconded by Pompei

Motion carried (7-0-0)

Ayes: Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Emilio, seconded by Z. Staff

Motion carried (7-0-0)

Ayes: Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

Motion to set a public hearing for February 3, 2014 at 5:20pm.

Moved by Emilio, seconded by Staff

Motion carried (7-0-0)

Ayes: Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

OTHER BUSINESS

Staff provided information on a proposed change to the City's signage regulations, and asked for a recommendation to be made to City Council either in favor or opposed to the new legislation.

Motion to recommend approval of changes to signage regulations

Moved by Emilio, seconded by Z. Staff

Motion carried (7-0-0)

Ayes: Corcoran, Berling, Bowers, Emilio, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: Ayres

Recused: None

ADJOURNMENT

Motion to adjourn the meeting.

Moved by Z. Staff, seconded by O'Loughlin

Voice vote; none opposed.

Adjourned at 7:06 p.m.